

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**June 13, 2006**  
**7:30 P.M.**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

<b>CHAIR: ROBERT ABBOTT      MEMBERS: LOLA FELLINGER, JIM GIBLIN, KEN LOMBARDI, DAVID C. MASCARO, ALEX MCKINDRA, STEVE WALLACE</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**APPROVAL OF MINUTES**

May 9, 2006

[Minutes](#)

**CONSENT ITEM**

1. DP 05-002, UP 05-005, BACK FORTY TEXAS BARBEQUE RESTAURANT AND CATERING SERVICE AMENDED DEVELOPMENT PLAN AND USE PERMIT, 100 COGGINS DRIVE

At the meeting on April 25, 2006, the Planning Commission directed staff to prepare a resolution to approve the requested amendments to the Development Plan permit and Use Permit.

[Staff Report](#)  
[Attachment A](#)

## **PUBLIC HEARINGS**

1. UP 05-009, SPRINT WIRELESS USE PERMIT, 2115 PLEASANT HILL ROAD  
(60 minutes)

The applicant is requesting approval for the installation of a new wireless communications antenna to be placed inside a new 10-foot tall cross. The cross is proposed to be placed on top of a new 15-foot tall roof-mounted steeple on an existing church building. The parcel is zoned *R-10 Single Family Residential*. Assessor's parcel number: 166-105-006.

### [Staff Report](#)

[Attachment A](#)  
[Attachment C](#)  
[Attachment E](#)  
[Attachment G](#)  
[Attachment I](#)

[Attachment B](#)  
[Attachment D](#)  
[Attachment F](#)  
[Attachment H](#)  
[Attachment J](#)

Property Owner: First Christian Church of Pleasant Hill / Applicant: Tim McFadden

2. UP 06-005, METRO PCS WIRELESS, 2551 PLEASANT HILL ROAD  
(30 minutes)

The applicant is requesting Use Permit approval for the installation of a *wireless communication facility* use consisting of three (3) antenna panels to be placed on an existing 60 foot tall artificial pine tree, and the installation of associated ground equipment. The pine tree monopole currently accommodates wireless communication antennas for Sprint, Nextel, and Cingular Wireless. The Oasis Christian Fellowship Church site is located at 2551 Pleasant Hill Road on the top of a hill adjoining the west side of Pleasant Hill Road. The two-parcel site is located on the southwest corner of the intersection at Pleasant Hill Road and Taylor Boulevard. The property is zoned *R-10 Single Family Residential*. Assessor's Parcel Numbers are 164-030-005 and 164-030-008.

### [Staff Report](#)

[Attachment A](#)  
[Attachment C](#)  
[Attachment E](#)  
[Attachment G](#)

[Attachment B](#)  
[Attachment D](#)  
[Attachment F](#)  
[Attachment H](#)

Property Owner: Oasis Christian Fellowship Church / Applicant: Evan Shepherd

## **DISCUSSION ITEMS**

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

### [Pending Applications](#)

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JUNE 27, 2006

The next meeting of the Planning Commission will be a regular meeting on Tuesday, June 27, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

#### **COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

Adjourn to a Special Joint Meeting of the City Council, Architectural Review Commission and Planning Commission on Monday, June 19, 2006. The next meeting will be a Special Joint Meeting of the Architectural Review Commission and Planning Commission on Tuesday, June 27, followed by a regular meeting of the Planning Commission, in the City Hall Council Chambers, 100 Gregory Lane.